

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Galveston

State: TX

PJ's Total HOME Allocation Received: \$9,830,906

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	91.52 %	91.50 %	19	93.41 %	29	31	
% of Funds Disbursed	72.33 %	83.16 %	35	84.68 %	10	7	
Leveraging Ratio for Rental Activities	0	4.57	23	4.72	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	49.44 %	72.59 %	30	80.76 %	7	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.11 %	56.65 %	29	68.18 %	16	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.50 %	75.74 %	15	80.32 %	56	62	
% of 0-30% AMI Renters to All Renters***	37.50 %	41.33 %	21	45.16 %	36	35	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.19 %	1	95.04 %	100	100	
Overall Ranking:			In State:	29 / 39	Nationally:	14 10	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,313	\$15,094		\$26,037	16 Units	4.20 %	
Homebuyer Unit	\$8,747	\$9,687		\$14,755	178 Units	46.20 %	
Homeowner-Rehab Unit	\$29,804	\$30,646		\$20,487	174 Units	45.20 %	
TBRA Unit	\$3,647	\$3,738		\$3,225	17 Units	4.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Galveston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$13,313	\$22,422	\$26,658
State:*	\$54,567	\$59,595	\$33,345
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	25.0	24.9	18.4	35.3
Black/African American:	68.8	24.3	60.3	17.6
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	1.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	5.9
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	6.3	49.2	21.3	41.2
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HOUSEHOLD SIZE:

1 Person:	0.0	21.5	61.5	0.0
2 Persons:	56.3	21.5	19.5	29.4
3 Persons:	25.0	21.5	9.2	35.3
4 Persons:	18.8	18.6	2.9	35.3
5 Persons:	0.0	12.4	4.0	0.0
6 Persons:	0.0	3.4	2.9	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.8	28.2	9.8	29.4
Elderly:	6.3	0.6	69.0	0.0
Related/Single Parent:	75.0	29.4	7.5	70.6
Related/Two Parent:	0.0	35.0	8.0	0.0
Other:	0.0	6.2	5.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.3	0.0 #
HOME TBRA:	0.0	
Other:	12.5	
No Assistance:	56.3	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Galveston

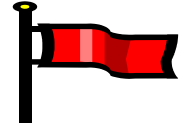
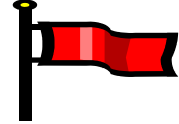
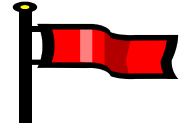
State: TX

Group Rank: 14
(Percentile)

State Rank: 29 / 39 PJs

Overall Rank: 10
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	49.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	45.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	4.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

